

## **Planning & Zoning Meeting Minutes**

22 March 2023

Meeting called to order at 6:32 p.m.

Pledge of Alliance – Chairperson Rebecca

Moment of Silence – Chairperson Rebecca

Roll Call

Members attending: Rebecca Marasco, Jilana Wilson, John Willard and James Fennemore

Absent: Luke Thomas

*Rebecca made a motion with a second by Jilana to excuse Luke's absence. Rebecca, Jilana, John and Jim, Aye. None Opposed. Motion carried.*

Staff attending: Roseann Lamar-Town Clerk, Michael Wooleyhand-Town Manager

Attendees: Meredith Manaraze, Denise Rothermel, Melanie Malloy, Harold Arnold

### **Adoption of Agenda:**

*Jilana made a motion with a second by Jim to approve the agenda as presented. Rebecca, Jilana, John and Jim, Aye. None Opposed. Motion carried.*

### **Adoption of Minutes:**

*Jilana made a motion with a second by Jim to approve the agenda as presented. Rebecca, Jilana, John and Jim, Aye. None Opposed. Motion carried.*

### **New Business: None**

### **Old Business:** Variance Request- at 108 N. & 110 N. Mechanic Street

After more review of the two lots in question. The planning and zoning committee agrees that a variance will not go through for the lots in question to be realigned to face W. Third Street. It's recommended to leave the lots facing as is on N. Mechanic Street. Currently the lots at 108 N. Mechanic Street 110 N. Mechanic Street in the committee's view would be best to do a lot line adjustment and then be able to build a nice sizeable home on lot.

The Land Use and Development Code allows for Residential (R1) zone (1/3)/thirty percent (30%) of property coverage. Currently on Lot 108 N. Mechanic alone the garage itself takes up twelve hundred square feet (1200), with eighteen hundred square feet coverage (1800), this would only leave enough room for a house to be added that is six hundred square feet (600) to be built. Ms. Manaraze thanked planning and zoning for taking the time to review the information and give her feedback.

**Next Regular Meeting:**

April 26, 2023 @ 6:30 p.m.

**Public Comments:**

Mr. Arnold asked a question regarding the property being grandfathered in. Any type of new construction would have to follow the current land use and development code setback requirements unless they were to build over an existing structure in the same footprint. However, there is no longer a house on the 110 N. Mechanic Street lot.

Ms. Rothermel stated that there were work trucks going through the ballpark to access the business park after they were told that this would not going to happen. Also wanted to know when they would be putting up their screening so she and the rest of the neighborhood would not have to look at it.

**Adjourn:**

*Rebecca made a motioned with a second by Jim to adjourn the meeting at 6:53 pm.  
Rebecca, Jilana, John and Jim, Aye. None Opposed. Motion carried.*

Roseann Lamar  
Town Clerk